

Mr Philip Harvey  
PCKO Architects  
5-8 Hardwick Street  
London  
EC1R 4RG

Application Ref: **2017/0701/P**  
Please ask for: **Jonathan McClue**  
Telephone: 020 7974 **4908**

17 March 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**Greenwood Centre  
25 Greenwood Place  
London  
NW5 1LB**

Proposal:

Details of noise insulation Condition 12 of 2013/5947/P (wording amended by 2017/0363/P dated 26/01/2017) for demolition and redevelopment to provide: a new Centre for Independent Living (CIL) (Class D1) comprising 3 storeys plus basement at Greenwood Place; a part 5 part 7 storey mixed-use development at Highgate Road comprising 42 residential units (including 8 supported affordable housing units) and 100sqm (GIA) social enterprise in flexible retail, restaurant/café, office or community use (Classes A1/A3/B1/D1) at ground floor level; highway improvements to Greenwood Place, and associated plant, landscaping, servicing and disabled car parking.

Drawing Nos: External Building Fabric Report (ref: 22766/EBF1-Rev1) dated 01/02/2017 and letter dated 02/02/2017.

The Council has considered your application and decided to grant permission

Informative(s):

- 1 Reasons for approving the details.



The submitted details propose internal noise criteria in line with British Standards and BREAAAM guidance. It was confirmed by an Acoustic Engineer that the proposed Internal Ambient Noise Level (IANL) limits from external sources would not be exceeded in any noise sensitive rooms. Sound mitigation measures would be incorporated to terraces and balconies to prevent the external noise climate exceeding 55dB LAeq.t. Data obtained from an environmental survey has been used to undertake a detailed acoustic analysis to determine the sound insulation requirements of the external building fabric in order to control airborne environmental noise intrusion levels in line with the proposed acoustic design criteria. Measures such as sound reduction performance specification for the external glazing have been proposed.

The analysis was undertaken in consultation with the Council's Environmental Health department who have reviewed the submitted details and consider that they have sufficiently assessed noise levels required by Condition 12 of application 2013/5947/P. Therefore, the condition can be discharged.

No objections were received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed details are in general accordance with policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

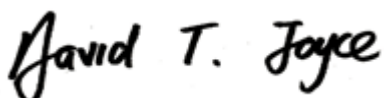
- 2 You are advised that Conditions 3, 4, 6, 8, 9, 10, 11, 13, 17, 19, 20, 21b, 24 and 25 of 2013/5947/P dated 18/06/2014 require the submission of details and must be approved before the relevant stage of the development.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



David Joyce  
Director of Regeneration and Planning